



**Construction Manager
and
General Contractor**

**7136 Washington Avenue
New Orleans, LA 70125
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CS & ASSOCIATES



Founded in 1989, CS & Associates offers a full line of custom Project and Construction Management services including specific consulting assignments and full-scale project development and management. Proud to call New Orleans home, we are located at 7136 Washington Avenue, New Orleans, Louisiana.

CS & Associates employs a crew of professionals to fulfill every requirement of your project. A few special services offered are management and administration of the design, engineering, construction and tenant coordination phases of new development projects, and the renovation of existing projects. We allow the client to retain control of the aesthetic values while we manage the daily routine.

With a combined total of over 85 years direct experience in design review, construction, and management of all types of projects, and a combined value of projects in excess of \$3 billion dollars, the partners at CS & Associates have the knowledge and experience to manage a variety of projects.

Please feel free to contact our office, (504) 484-0575 or shosch@cs-associates.net, to schedule a meeting or request more information.

CS & ASSOCIATES

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COMPANY
INFORMATION

CS & ASSOCIATES

Company Profile

CS & Associates was formed in 1989 by William E. Cruse and Timothy L. Mayer to offer diversified services in Construction Management, Estimating, Scheduling, Budgeting, Value Engineering, Inspection/Quality Control and Commercial General Contracting. These services can be tailored to fit the particular needs of the owner and construction project. CS & Associates holds a license from the State of Louisiana in Building Construction and Demolition Work. CS & Associates also holds a State of Mississippi license in Building Construction. Proud to call New Orleans home, we are located at 7136 Washington Avenue, New Orleans, Louisiana.

We believe that every project deserves a crew of professionals to fulfill every aspect required by the Owner for a successful project. Management and administration of the design, engineering, construction and tenant coordination phases of new development projects, and the renovation of existing projects are only a few of the specialties offered by CS & Associates.

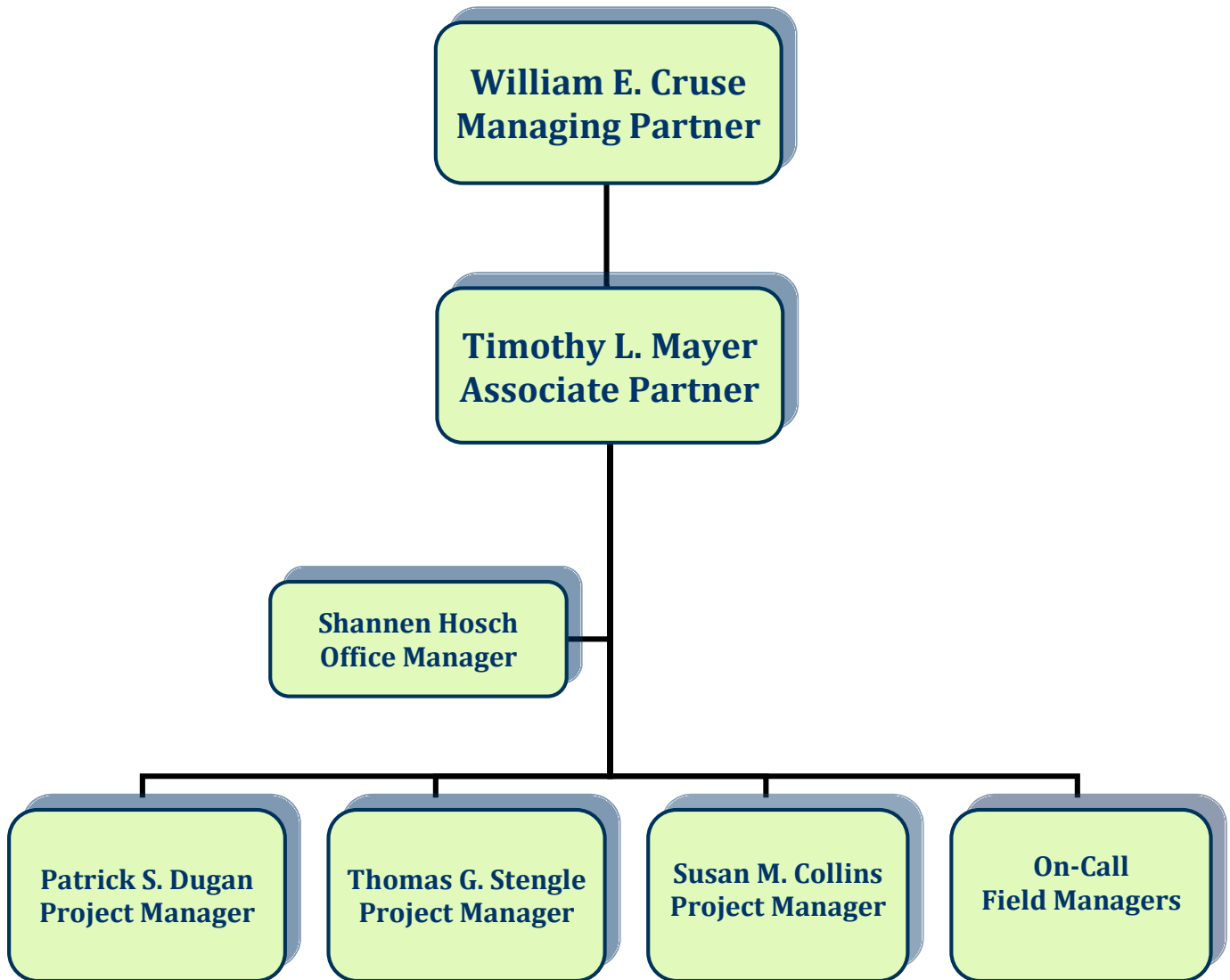
With a combined total of over 85 years direct experience in design review, construction, and management of all types of projects, and a combined value of projects in excess of \$3 billion dollars, the partners at CS & Associates have the knowledge and experience to manage a variety of projects. In addition, previous capacities as General Contractor and Owner's Representative provide a unique perspective on issues of primary concern to owners and developers and special insight into the variety of resolutions, which fit each specific need.

Our goal is to allow the client to retain control of the aesthetic values of each project while CS & Associates manages the daily routine to keep your project within budget, on schedule and without litigation.

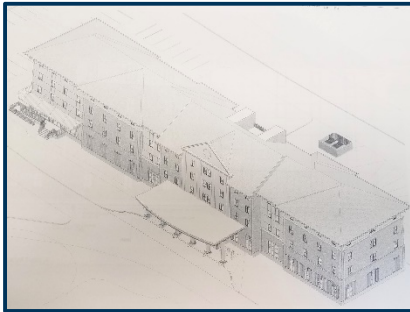
CS & Associates previously provided construction management services for the Louisiana Stadium and Exposition District (LSED) under governors Edwin Edwards, Michael Foster and Kathleen Blanco.

CS & ASSOCIATES

Company Structure



Current CM Projects



**University of Holy Cross, New Orleans
Campus Dormitory (135-150 Rooms)
UHC's Algiers Campus (\$13.3 million)**

The project will start construction June 2017. When complete, the dormitory will provide living facilities to accommodate 135-150 students.

Notable Construction Management Projects



New Orleans Sports Arena (\$110 million)

New Orleans Sports Arena Hornets Upgrade (\$12 million)

CS & Associates provided construction management services on the multi-use sports arena constructed adjacent to the Louisiana Superdome. The Proforma was completed by HDK Sports Group and the Architect of Record was Arthur Q. Davis, AIA. We were involved from the initial concept through completion.



New Orleans Saints Training Facility Renovation (\$12 million)

Revisions to New Orleans Saints Indoor Training Facility (\$6 million)

CS & Associates provided construction management services for the renovations and additions to the New Orleans Saints Training Facility including the construction of a new indoor practice facility and renovations to locker rooms and support facilities.

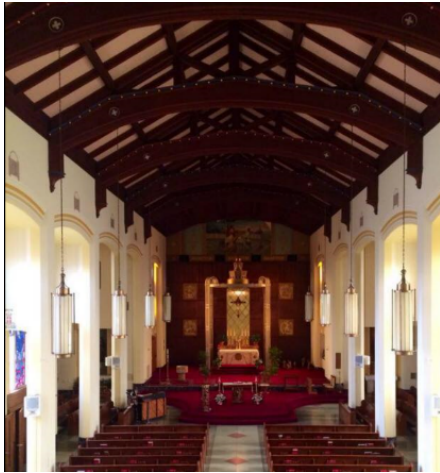


Louisiana Superdome Renovation (\$20 million)

- Gate "A" Upgrades
- Level 6A Installation
- Super Bowl Upgrades

CS & Associates provided construction management services on renovation projects to the Louisiana Superdome. The Architect was Case Design Group. We were involved from the initial concept through completion.

Archdiocese of New Orleans (Projects Totaling over \$56 million)



**Archdiocese of New Orleans
Blessed Trinity Catholic Church
Interior Renovation**



**Archdiocese of New Orleans
Transfiguration of the Lord Classroom and
Gymnasium**



**St. Teresa's Villa
Assisted Living Facility
Slidell, LA**



**St. David Gymnasium and Classroom
Replacement**



**Archdiocese of New Orleans
Holy Name of Mary Church
Interior Renovation**



St. Martin Manor Phase I – Building A



St. Martin Manor Phase II – Main Building Renovation



St. Bernard Manor

CS & ASSOCIATES

Loyola University (Projects Totaling Over \$150 million)



Thomas Hall



Cabra Hall



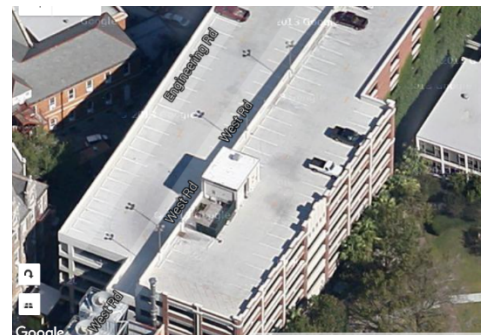
Buddig Hall



Monroe Hall



Dominican Law Clinic



**West Road Parking Garage Addition
Levels 5, 6 and 7**



**Tulane National Primate Research Center
Nursery & Breeding Facility (\$15 million)**



**Tulane National Primate Research Center
Regional Biocontainment Laboratory
BSL-3 (\$30 million)**



**Tulane National Primate Research Center
Quarantine Facility (\$10 million)**



**Goldring-Woldenberg Jewish
Community Campus (\$10 million)**

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**Expansion of A.B. Freeman School
of Business at Tulane University
(\$20 million)**



**Intercontinental Hotel
Renovation (\$15 million)**



**Recovery School District – New Orleans
(\$80 million)
Pre-Construction/Construction Management**



**Whitney National Bank
Main Office (\$15 million)**



**Whitney National Bank
Parking Garage (\$12 million)**

PARTNERS



William E. Cruse – Managing Partner

Bill Cruse has over 50 years practical experience in major project construction and Construction Management responsibilities.

His experience includes involvement with multiple projects ongoing during the same time frame as well as in multiple cities. He has been involved as an estimator, field engineer, negotiator, supervisor or manager of projects with a cumulative value of over \$3.0 billion.

Bill's direct construction and Construction Management experience includes hospitals, office buildings, parking garages, schools, athletic facilities, shopping centers, condominiums, prisons and two 1.4 million square feet multi-purpose projects.

Bill is the Manager Partner for CS & Associates. Prior to the formation of CS & Associates in 1989, Bill served as President of Gervais F. Favrot Co., Inc., of New Orleans, LA and has held Construction and Project Management positions with the J. A. Jones Construction Co., First Financial Corporation of North America.

Representative Construction Management projects for Mr. Cruse include, but are not limited to, projects such as the New Orleans Sports Arena, a multi-use, \$110 million sports facility, Canal Place in New Orleans, LA, a mixed use, \$202 million project that includes an office building, high fashion shopping mall, parking facilities and luxury hotel; Louisiana Land & Exploration Tower, a thirty-six story luxury office tower in New Orleans, LA; Marriott and Inter-Continental Hotels in New Orleans, LA; English Turn Golf and Country Club Clubhouse in New Orleans, LA, and Perdido Beach Condominiums and Yacht and Racket Club in Perdido, FL.

Bill's professional affiliations include or have included Advisory Council to the School of Building Construction, NLU and The American Institute of Contractors. His civic affiliations also include having served on the Board of Directors of the Rich Mauti Cancer Fund and the Juvenile Diabetes Golf Tournament. Bill is a graduate of Dale Carnegie. In previous years he has lectured at UL Monroe and LSU at the School of Construction. Bill has serviced on the Junior Achievement Committee for the Greater New Orleans Area. Additionally, Bill has served on the Labor Relations Board for the Carpenters Union, the Laborers Union and the Hot Carriers Union, in the New Orleans Area.

Mr. Cruse currently is the qualifying party for the General Contractor's license held by CS & Associates. He holds General Contractor's Licenses in five (5) states. Mr. Cruse is a graduate of UL Monroe with a Bachelor's Degree in Building Construction.



Timothy L. Mayer - Associate Partner

Tim Mayer has over 35 years of experience in the construction industry with expertise in both project construction and construction management.

He has been involved in estimating, value engineering, supervision, scheduling, submittal review, ensuring compliance with project specifications, purchasing and buy-out, subcontractor coordination and managing construction projects that range in scope and complexity with values of up to \$75 million.

Tim is an Associate Partner with CS & Associates and is responsible for the management of multiple projects on a concurrent basis. In his role as Project Manager, he has been responsible for field operations on approximately 80 projects in the last fifteen years. This has included the New Orleans Sports Arena, renovations to the Saints Training Facility, the Saints Indoor Practice Facility and Superdome Renovations. More recently, Tim has provided project management services on multiple projects for the Tulane National Primate Research Center, Loyola University and the Archdiocese of New Orleans.

Prior to joining CS & Associates, Tim was involved in the management of various projects for Gervais F. Favrot, Inc., and Landis/James, Inc. He has also served in various capacities as an Estimator, Scheduler, Project Coordinator and Project Manager on a number of major projects including the Louisiana Land & Exploration Tower, Old Metairie Village Shopping Center, Perdido Beach Yacht and Racket Club, and the James W. Wilson Athletic facility at Tulane University.

Tim has a Bachelor of Science Degree in Construction Management and Technology from Louisiana State University and is currently qualified to hold a General Contractor's license for the State of Louisiana.

PERSONNEL

Patrick S. Dugan – Project Manager

Patrick “Pat” Dugan has over 30 years of experience in major project construction and Construction Management responsibilities.

Pat is currently the project manager for the Archdiocese Blessed Trinity Church and has previously been the project manager at Archdiocese Transfiguration of the Lord, Loyola University Thomas Hall Renovations and the Monroe Hall Renovations. His duties as project manager include, but are not limited to, daily inspection and reporting of all construction progress, acting as a liaison between owner and contractor and providing coordination for owner related activities.

His experience includes involvement with multiple projects ongoing during the same time frame located in close proximity to each other as well as in multiple cities. He has been involved as an estimator, negotiator, supervisor or manager of projects with a cumulative value of over \$3 million.

Prior to joining CS & Associates, Pat held Construction and Project Management positions for his own company, Dugan Construction.

Representative Construction Management projects for Pat include, but are not limited to, projects such as the Freeport McMoran Hanger, the Tidewater Hanger, the General Aviation Terminal and the Royal Airline Hanger at the New Orleans Lakefront Airport. Pat’s residential experience includes 180 Pleasant Ridge Drive and remodeling 20 sites in the New Orleans Area.

Pat received a Bachelor of Science Degree in Business Administration at the University of Southwestern Louisiana in 1971. He has also completed the U.S. Army Corps of Engineers Construction Quality Management Training Course for Contractors.

Susan M. Collins

Susan Collins has been involved in the Construction Management field of the commercial construction industry in various capacities for over 30 years. She has over five years experience working for Architectural Firms as an Architectural and Mechanical Draftsman. Susan has also served as a Quality Control Inspector for several U.S. Government Projects and also for the Corps of Engineers. She has served as a Field Engineer for the Air National Guard.

Currently Susan is the Project Manager for the University of Holy Cross New Dormitory Project in New Orleans. Previously managed project for CS & Associates include Archdiocese of New Orleans - St. David School Project and Loyola University Buddig Hall Project. Her duties included daily inspection and reporting of all construction progress and acting as the liaison for the school to coordinate activities between the designers, contractors and FEMA.

She has been involved in estimating, coordination and managing construction projects that range in scope of services required with values of up to \$225 million.

She has also served in various capacities on major projects including New Orleans Sports Arena NBA Hornets Upgrade Phase I, New Orleans Sports Arena NBA Hornets Upgrade Phase II, New Orleans Saints Training Facility, IPC – Energy Renovations, and Commander’s Palace Restaurant Renovations.

Susan was previously employed in various positions such as an Estimator, Project Engineer and Contractor Quality Control Inspector on a number of major projects including the NCBC Controlled Humidity Warehouse, Gulfport, MS, Pic-N-Save Warehouse, Freeport McMoRan Sulphur Platforms, Sheraton Hotel Ball Room Renovation, Corps of Engineers: Consolidated Supply Facility, Fort Polk, LA, Harrah’s Parking Garages, New Orleans Convention Center Phase III, TLP Deep Water Platforms for “Mars” Shell-BP, TLP Deep Water Platforms “Ram Powell” for Shell, Tulane Warren Quad Residence Hall and Historic Restoration Foundation, Marriott Hotel, Omaha, Nebraska.

Susan holds an Architectural Drafting Degree and Construction Technology Degree. She is certified by Louisiana Department of Environmental Quality as a Lead Supervisor. Susan has also completed the U.S. Army Corps of Engineers Construction Quality Management Training Course for Contractors and is a certified LEED Green Associate.

Thomas G. Stengle

Tom has over 40 years of hands-on experience in the construction industry from framing houses to running large commercial building projects. He is currently a Project Manager and Project Superintendent for CS & Associates.

Over the past five (5) years, Tom has served as a Project Manager for Archdiocese of New Orleans/Christopher Homes St. Martin's Manor Assisted Living Facility Renovation Project and for the construction of their new Assisted Living Facility located on Galvez St. He was also the Project Manager for the Le Meridien Hotel Lobby Renovation project. In the capacity as Superintendent, Tom has completed a Bulk Food Storage Facility at the New Orleans Convention Center, a major lobby renovation on the LSU Medical School Campus, a renovation project for the New Orleans Fire Station 26, the Le Meridien Hotel Ballroom and Port Cochere Renovation projects, the Smoothie King Center Concession Stand 102 project and several other renovation and construction projects. All of these projects were completed on time and under budget. Tom is currently a project manager overseeing several ongoing renovation projects.

A summary of his capabilities include managing multiple projects on a concurrent basis, project layout, working with subcontractors, keeping projects on schedule, running crews, purchasing materials and overseeing job safety.

Prior to joining CS & Associates, he worked for Carl E. Woodward Design & Build, Ryan Gootee General Contractor, C.G. Favret, Mickey O' Connor, Wehrin Construction, Construction Masters, Inc., KC General Contractors, Inc., and Kemper Construction and Carl E. Woodward.

Shannen L. Hosch – Office Manager

Shannen has over twenty-five years administrative experience and has been involved in the Construction Industry for over twelve years.

As Office Manager at CS & Associates, Shannen is responsible for accounts payable, accounts receivable, payroll, office administrative duties and assisting in the preparation of bid documents and proposals and posting bid documents online. Other duties include internal IT repairs and maintaining the company website. Shannen also assists in logging and tracking the tax savings for the Loyola Monroe Hall Project.

Shannen is proficient in a variety of computer programs including, Sage 100 Contractor, Microsoft Projects, Excel, Word, Publisher, PowerPoint, WebPlus and WordPerfect.

Prior to joining CS & Associates, she worked at WS Nelson, Carver Darden, and Foley & Judell.

Shannen has a General Business Degree from Phillips Junior College.

SERVICES

Project Management

CS & Associates provides a full scale of project and construction management services to take a project from conception to completion.

The following services are only a small sample of the services provided by CS & Associates to protect the Owner's goals and objectives:

- Develop project recommendations through Site/Master Plan Analysis, Market Analysis, Conceptual Estimating and Proforma Projections.
- Establish, administer and evaluate performance of project development schedules.
- Qualify and recommend architect for selection by Owner.
- Evaluate and recommend approval of architect's selection of project design and engineering team as well as other required consultants.
- Define and recommend design and engineering standards based on project requirements and Owner's criteria.
- Coordinate and administer the design process including schedule of document production and Owner review.
- Provide Value Engineering to minimize development costs.
- Qualify and recommend general contractor and major sub-contractors for Owner selection.
- Oversee and administer the bid process.
- Prepare and negotiate general contractor agreement for Owner.
- Provide construction management through jobsite presence and regular on-site meetings.
- Review and recommend to the client all project costs.
- Negotiate and recommend to the client all change orders.
- Establish and administer the tenant development process.
- Develop and administer leasing and marketing plans.
- Review and assist in the selection, purchasing and placement of all project amenities.
- Assist in obtaining permits and approvals from governmental and regulatory agencies.
- Coordinate completion of punch list and construction closeout activities.
- Develop and administer property management plans.

Tenant Development Process

CS & Associates' involvement in the tenant development process ranges from marketing plans to move-in.

CS & Associates administers the tenant development process through the organization of landlord and tenant responsibilities to insure the economic success of a project. Services include but are not limited to the following:

- Development analysis and implementation of marketing and leasing programs.
- Review and recommend standard lease document for Landlord.
- Review and recommend non-standard lease documents for Landlord.
- Preparation and administration of tenant information package to include design and engineering standards for tenant construction.
- Qualify and recommend space planners and tenant contractors.
- Review and approve tenant construction plans for compliance with quality standards and regulatory codes.
- Monitor FF&E purchases and installation.
- Provide Construction Management during the tenant build out process.
- Assist in obtaining permits and approvals from governmental and regulatory agencies.
- Establish and monitor tenant construction schedules.
- Coordinate completion of punchlist and tenant construction close-out activities.
- Coordinate tenant move-in.

Lender Representation, Inspections and Financial Evaluations

CS & Associates representation on behalf of the Lender will keep them informed of the progress of projects under construction as well as existing projects by providing complete inspection reports primarily based on the following:

- Review building plans and specifications.
- Analyze building function.
- Evaluate project cost.
- Review schedule and make recommendations.
- Verify percentage of completion for contractor draws.
- Review change orders for approval.
- Inspect for compliance with plans and specifications.
- Review and approve loan draws.
- Inspect existing buildings for purposes of refinancing, redevelopment or permanent financing.
- Provide inspections for disaster relief.
- Provide inspections for Mechanical, Electrical, Civil, and Structural.

SELECTED
PROJECTS
(HISTORICAL)

Selected Projects Construction Management

Tulane National Research Primate Center

Regional Biocontainment Laboratory
Nursery & Breeding Facility
Quarantine Facility

Breeding Colony Security Fence
Main Entrance and Security Office Building

New Orleans Sports Arena

Brass Upgrades – Hockey
NBA Upgrades – Basketball
Hornets Upgrades – Basketball

Louisiana Superdome

Gate “A” Upgrades
Level 6A Installation
Super Bowl Upgrades

Saints Indoor Practice Facility and Upgrades to Saints Administration Facility

Archdiocese of New Orleans

St. Martin Manor Phase I – Building A
St. Martin Manor Phase II – Main Building Renovation
St. Bernard Manor
St. David Gymnasium and Classroom Replacement
Transfiguration of the Lord Classroom and Gymnasium
Blessed Trinity Catholic Church

Loyola University

Monroe Hall
Buddig Hall
Dominican Law Clinic
Thomas Hall
Cabra Hall
West Road Parking Garage Addition – Levels 5, 6 and 7

Tulane School of Business

Whitney National Bank

Parking Garage
Renovation of Main Office
Carrollton Avenue

Jewish Community Center

Energy Centre Parking Facility

Collins Avenue Parking Structure – South Beach, Florida

Brooklyn Condominiums – South Beach, Florida

Southern Museum of Art

Hospitals

Tulane Ambulatory Care, New Orleans, LA

| | |
|-----------------------------|--|
| Owner: | Tulane University |
| Architect: | Kessels-Diboll-Kessels, New Orleans, LA |
| Project Cost: | \$48,000,000 |
| Project Description: | Medical facilities consisting of laboratories, Forensic Lab, Psychotherapy Area, Emergency Rooms and Operating Rooms |

East Jefferson General Hospital, Metairie, LA

| | |
|-----------------------------|--|
| Owner: | Jefferson Parish |
| Architect: | Blitch Architects, Inc., New Orleans, LA |
| Project Cost: | \$21,000,000 |
| Project Description: | 240 bed addition to existing facilities including Intensive Care and Critical Care Units |

West Jefferson General Hospital, Marrero, LA

| | |
|-----------------------------|--|
| Owner: | Jefferson Parish |
| Architect: | L.F. Dufrechou, New Orleans, LA |
| Project Cost: | \$22,000,000 |
| Project Description: | 130 bed addition to existing facilities including a Linear Accelerator, Laboratories, Emergency Rooms, Cobalt Treatment Facilities and Helipad |

Research Facilities

Tulane National Primate Research Center – Regional Biocontainment Laboratory

Project Cost: \$28,000,000

Project Statistics: Construction Management Services for a Single Story – 24,500 square foot BSL-3 Laboratory, Research and Animal Holding Facility

Tulane National Primate Research Center – Quarantine Building

Project Cost: \$9,800,000

Project Statistics: Construction Management Services for the Single Story – BSL-2 Animal Holding Facility

Tulane National Primate Research Center – Building 5 Modular Glovebox Addition

Project Cost: \$1,900,000

Project Statistics: Construction Management Services for a 2,000 Square Foot – BSL-3 Modular Laboratory Addition

Tulane National Primate Research Center – Security Command Center & Entrance

Project Cost: \$1,300,000

Project Statistics: Construction Management Services for the 2,600 Square Foot Modular Security Building

Tulane National Primate Research Center – Inner-Perimeter Fence and Vehicular Sally Port Addition

Project Cost: \$2,100,000

Project Statistics: Construction Management Services for the 6,500 Lineal Feet of Primate Anti-Climb Fence around the Primate Center's

Tulane National Primate Research Center – Inner-Perimeter Fence and Vehicular Sally Port Addition

Breeding Colony Field Cages

Tulane National Primate Research Center – Nursery/Holding Facility

Project Cost: \$14,000,000

Project Statistics: Construction Management Services for a Single Story
15,500 Square Foot BSL-2 Animal Holding Facility

Office Buildings

Louisiana Land & Exploration Tower, New Orleans, LA

| | |
|----------------------------|---|
| <i>Developer:</i> | Joseph C. Canizaro Interests |
| <i>Architect:</i> | Welton Becket & Associates, New York, New York Perez Associates, New Orleans, LA |
| <i>Contractor:</i> | Gervais F. Favrot Co., New Orleans, LA |
| <i>Project Cost:</i> | \$100,000,000 |
| <i>Completion Data:</i> | May 1987 |
| <i>Project Statistics:</i> | Office: 36 story - 550,000 square feet Parking: 500 cars |

1515 Poydras Street, New Orleans, LA

| | |
|----------------------------|---|
| <i>Developer:</i> | Westminster Properties |
| <i>Architect:</i> | Skidmore, Owings & Merrill, Chicago, IL |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$75,000,000 |
| <i>Completion Data:</i> | June 1982 |
| <i>Project Statistics:</i> | Office: 26 story - 600,000 square feet Parking: 300 cars |

400 Poydras/Texaco Center, New Orleans, LA

| | |
|-----------------------------------|---|
| <i>Developer:</i> | Joseph C. Canizaro Interests |
| <i>Architect:</i> | Skidmore, Owings & Merrill, Chicago, IL |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$100,000,000 |
| <i>Completion Data:</i> | November 1983 |
| <i>Project Statistics:</i> | Office: 33 story - 588,000 square feet Parking: 250 cars |

Lakeway II, Metairie, LA

| | |
|-----------------------------------|---|
| <i>Developer:</i> | John C. Yemelos |
| <i>Architect:</i> | N.Y. Associates, Metairie, LA |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$50,000,000 |
| <i>Completion Data:</i> | March 1984 |
| <i>Project Statistics:</i> | Office: 22 story - 450,000 square feet Parking: 450 cars |

Hotels

Marriott Hotel, New Orleans, La

| | |
|----------------------------|--|
| <i>Owner:</i> | Marriott Corporation |
| <i>Architect:</i> | Curtis & Davis, New Orleans LA |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$90,000,000 |
| <i>Completion Date:</i> | September 1997 |
| <i>Project Statistics:</i> | Tower: 42 story - 1,000 rooms Parking: 500 cars |

Inter-Continental Hotel, New Orleans, LA

| | |
|----------------------------|--|
| <i>Owner:</i> | IHC, Inc. |
| <i>Architect:</i> | Perez Associates, New Orleans, LA |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$75,000,000 |
| <i>Completion Date:</i> | January 1984 |
| <i>Project Statistics:</i> | 22 story- 500 rooms |

Schools

Loyola University – Thomas Hall

Project Cost: \$9,000,000

Project Statistics: Construction Management Services for Renovations and Additions to the Existing Structure

Loyola University – Law Clinic – Dominican Conference Center

Project Cost: \$5,500,000

Project Statistics: Construction Management Services for Renovations to the Existing Conference Center

Tulane University – A.B. Freeman School of Business

Project Cost: \$18,000,000

Project Statistics: Construction Management Services for the 3 – 4 Story Classroom and Administration Building

Tulane University – University Center

Project Cost: \$25,000,000

Project Statistics: Estimating Services for the Renovations and Additions to Existing University Center

Tulane University – Zemurray Residence Hall – Dormitory

Project Cost: \$14,000,000

Project Statistics: Estimating Services for the Dormitory

Tulane University – Monroe Hall – Dormitory

Project Statistics: Estimating Services to KDK Architects to Establish a Budget Cost to Renovate the Building's Exterior

United Teachers of New Orleans

Project Cost: \$2,500,000

Project Statistics: Construction Management Services for Remediation and Renovations

Recovery School District – New Orleans

Project Cost: \$80,000,000

Project Statistics: Construction Management/Pre-Construction Services for Twelve (12) New Orleans Recovery School District Sites – Including Kitchen Design, Soil Testing, Surveying for Flood Elevations, Set-up of Temporary Buildings and Utilities (telephone, data, etc.)

John Curtis Christian School

Project Cost: \$1,095,704

Project Statistics: Construction Management Services to Coordinate the Construction of a Temporary Modular Classroom Site.

Selected Projects Mixed Use

Canal Place, New Orleans, LA

| | |
|-----------------------------------|---|
| <i>Developer:</i> | Joseph C. Canizaro |
| <i>Architect:</i> | RTKL Associates, Baltimore, MD Perez Associates, New Orleans, LA |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$202,000,000 Phases I & II |
| <i>Completion Data:</i> | Phase I, September 1997 Phase II, May 1984 |
| <i>Project Statistics:</i> | Parking: 1,500 cars |

Place St. Charles, New Orleans, LA

| | |
|-----------------------------------|---|
| <i>Developer:</i> | Fidinam, (U.S.A.) Inc. |
| <i>Architect:</i> | Moriyama & Teshima Planners, Ltd. Toronto, Ont. The Mathes Group, New Orleans, LA |
| <i>Contractor:</i> | J.A. Jones Construction Co., Charlotte, NC |
| <i>Project Cost:</i> | \$150,000,000 |
| <i>Completion Data:</i> | June 1985 |
| <i>Project Statistics:</i> | Office: 52 story - 900,000 square feet Retail: 200,00 square feet Parking: 500 cars |

Apartments

Wildridge Apartments – Colorado Springs, CO

Project Cost: \$13,000,000

Project Statistics: 300 Units – Built as New Garden Style Apartments

Madeira Beach & Yacht Club – Madeira Beach, FL

Project Cost: \$8,000,000

Project Statistics: 212 Units – Built as New

Presbyterian Apartments – Huntsville, AL

Project Cost: \$10,000,000

Project Statistics: 192 Units – Built as New

Palmetto Apartments – New Orleans, LA

Project Cost: \$6,800,000

Project Statistics: 124 Units – Repairs to Existing Units

Condominiums

Perdido Beach & Yacht Club Condominiums – Perdido, FL

Project Cost: \$9,000,000

Project Statistics: Phase II – 48 Units - Built as New

Lido Villa Condominiums – Kansas City, MO

Project Cost: \$8,500,000

Project Statistics: 72 Units – Built as New

Palm Bay Condominiums – Palm Bay, FL

Project Cost: \$10,000,000

Project Statistics: 240 Units – Built as New

Other Projects

Hospitals

- St. Bernard General Hospital,
St. Bernard Parish, LA
\$9,000,000
- Mobile Infirmary, Mobile, AL
\$30,000,000
- Southern Baptist Hospital,
New Orleans, LA
\$20,000,000

Hotels

- Hilton Hotel, New Orleans, LA
\$35,000,000
- Hilton Hotel, Biloxi, MS
\$15,000,000

Shopping Centers

- Jax Brewery I, New Orleans, LA
\$45,000,000
- Old Metairie Village, Metairie, LA
\$11,000,000

Tenant Work

- Texaco Center, New Orleans, LA
\$11,000,000
- Energy Centre, New Orleans, LA
\$10,000,000
- LL&E Co., Inc., New Orleans, LA
\$8,000,000
- Gulf Oil, New Orleans, LA
\$5,000,000
- Exxon, USA, New Orleans, LA
\$3,000,000
- Macy's Department Store
New Orleans, LA
\$2,000,000
- Godchaux 's Department Store
New Orleans, LA
\$2,000,000
- Jax Brewery Annex,
New Orleans, LA
\$2,000,000
- Dean Witter Reynolds, Inc.
New Orleans, LA
\$1,000,000

Louisiana World Exposition

- International Pavilion,
New Orleans, LA
\$37,000,000

Parking Garages

- Centroplex Parking Facilities
Baton Rouge, LA
\$12,000,000
- 601 Tchoupitoulas Garage
New Orleans, LA
\$9,000,000

Schools

- CEBA, Baton Rouge, LA
\$22,000,000
- VOTECH, Baton Rouge, LA
\$6,500,000

HUD Apartments

- St. Martin Manor, New Orleans, LA
\$9,000,000
- Nazareth I, New Orleans, LA
\$15,000,000
- Villa St. Maurice, New Orleans, LA
\$10,000,000
- Wynhoven II, New Orleans, LA
\$10,000,000

Prisons and Jails

- St. Bernard Complex
St. Bernard Parish, LA
\$6,500,000
- Bogalusa Penal Institution
Bogalusa, LA
\$32,500,000
- Marianna Federal Prison,
Marianna, FL
\$8,000,000

Country Clubs

- English Turn Clubhouse
New Orleans, LA
\$10,000,000

Athletic Facilities

- Tulane Athletic Facility
New Orleans, LA
\$2,500,000

Pumping Stations

- Harvey Affluent Station, Harvey, LA
\$6,500,000
- Harvey Station, Harvey, LA
\$2,500,000

Renovations

- California Building,
New Orleans, LA
\$3,000,000
- Gulfport Courthouse, Gulfport, MS
\$3,000,000
- UTNO – Health & Welfare,
New Orleans, LA
\$1,200,000

REFERENCES

References

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6363 St. Charles Avenue

New Orleans, LA 70118

(504) 864-7354

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Owner

Gibbs Construction

5736 Citrus Boulevard

Harahan, LA 70123

(504) 733-4336

Mr. Joseph C. Canizaro

Chairman and Chief Executive Officer

Columbus Properties, L.L.C.

909 Poydras Street

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New Orleans, LA 70112

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Director, Building Office

Archdiocese of New Orleans

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New Orleans, LA 70125

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New Orleans, LA 70130

(504) 581-5141

Deacon Dennis Adams

Christopher Homes, Inc.

1000 Howard Avenue

New Orleans, LA 70112

(504) 596-3460

Mr. Thomas Capella

Tax Assessor

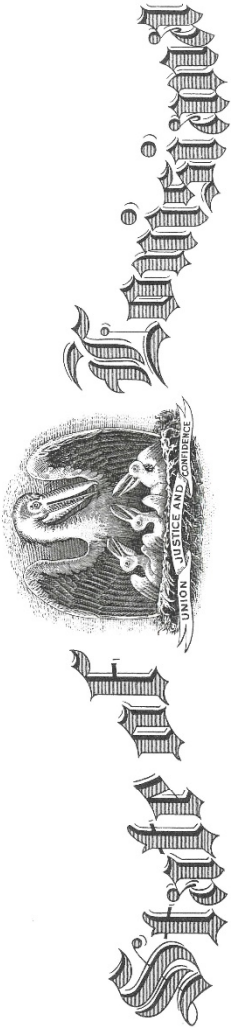
Jefferson Parish

1221 Elmwood Park Boulevard, Suite 901

Jefferson, LA 70121

(504) 736-6370

EXHIBITS



State Licensing Board for Contractors

This is to Certify that:

CS & ASSOCIATES PARTNERSHIP
7136 Washington Ave.
New Orleans, LA 70125

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION; SPECIALTY: RIGGING, HOUSE MOVING, WRECKING AND DISMANTLING



Witness our hand and seal of the Board dated,
Baton Rouge, LA 14th day of June 2018

Will B. MacP...

Director

See Malott

Chairman

Andy...

Treasurer

Expiration Date: June 13, 2019

License No: 26500 This License Is Not Transferrable

State of Mississippi

BOARD OF CONTRACTORS

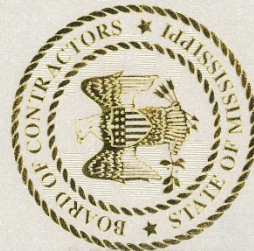
C S & ASSOCIATES
7136 WASHINGTON AVE
NEW ORLEANS, LA 70125

ACTIVE

is duly registered and entitled to perform

BUILDING CONSTRUCTION

We have herewith set our hand and caused the Seal of the Mississippi Board of Contractors to be affixed this 21 day of Mar., 2019.



CERTIFICATE OF RESPONSIBILITY

No. 14470-MC

Expires Mar. 21, 2019

Joel A. Canell,

CHAIRMAN OF THE BOARD

CS & ASSOCIATES



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/24/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER Riverlands Insurance Services Inc. 492 West 5th Street LaPlace LA 70068 | CONTACT NAME: Brandi Lamonte PHONE (A/C, No, Ext): (985) 652-5505 FAX (A/C, No): (985) 652-4039 E-MAIL ADDRESS: bliamonte@rivins.com | | | | | | | | | | | | | | |
|--|--|-------------------------------|--------|-------------------------------------|-------|--|-------|-----------------------------------|-------|--|-------|-----------------------------|--|------------|--|
| INSURED CS & Associates 7136 Washington Avenue New Orleans LA 70125 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Gemini Insurance Company</td> <td>10833</td> </tr> <tr> <td>INSURER B: Houston Specialty Insurance Co.</td> <td>12936</td> </tr> <tr> <td>INSURER C: Evanston Insurance Co.</td> <td>35378</td> </tr> <tr> <td>INSURER D: La Workers' Compensation Corp</td> <td>22350</td> </tr> <tr> <td>INSURER E: Lloyds of London</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Gemini Insurance Company | 10833 | INSURER B: Houston Specialty Insurance Co. | 12936 | INSURER C: Evanston Insurance Co. | 35378 | INSURER D: La Workers' Compensation Corp | 22350 | INSURER E: Lloyds of London | | INSURER F: | |
| INSURER(S) AFFORDING COVERAGE | NAIC # | | | | | | | | | | | | | | |
| INSURER A: Gemini Insurance Company | 10833 | | | | | | | | | | | | | | |
| INSURER B: Houston Specialty Insurance Co. | 12936 | | | | | | | | | | | | | | |
| INSURER C: Evanston Insurance Co. | 35378 | | | | | | | | | | | | | | |
| INSURER D: La Workers' Compensation Corp | 22350 | | | | | | | | | | | | | | |
| INSURER E: Lloyds of London | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | |

COVERAGES **CERTIFICATE NUMBER:** CL1882417773 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|------------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Blkt Addtl Ins Endt <input checked="" type="checkbox"/> Blkt Waiver Endt GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | VIGP018420 | 08/22/2018 | 08/22/2019 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000 |
| B | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> Blkt AI Endt <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Blkt WOS Ent | | | HSLR18-01192-07 | 08/22/2018 | 08/22/2019 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired and Non-Owned \$ 1,000,000 |
| C | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | MKLV4EUL100980 | 08/22/2018 | 08/22/2019 | EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ |
| D | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N | N/A | 131042-B | 08/22/2018 | 08/22/2019 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
| E | Professional Liability Excluded under Excess Liability | | | B0621PCSAS000217 | 11/15/2017 | 11/15/2018 | Aggregate 2,000,000 Per Claim 2,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

| | |
|--|--|
| CERTIFICATE HOLDER For Insurance Bidding Purposes only | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |
|--|--|

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R. Kyle Ardoin
Secretary of State

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

| Name | Type | City | Status |
|-----------------------------|-------------|-------------|--------|
| CS & ASSOCIATES PARTNERSHIP | Partnership | NEW ORLEANS | Active |

Previous Names

Business: CS & ASSOCIATES PARTNERSHIP
Charter Number: 34491027J
Registration Date: 4/13/1995

Domicile Address

7136 WASHINGTON AVE.
NEW ORLEANS, LA 70125

Mailing Address

7136 WASHINGTON AVE.
NEW ORLEANS, LA 70125

Status

Status: **Active**
Registered: 4/13/1995
Last Report Filed: 4/26/2018
Type: Partnership

Officer(s)

Additional Officers: No

| | |
|--------------------------|---------------------------------|
| Officer: | TLM CONSTRUCTION SERVICES, LLC |
| Title: | General Partner, Partner |
| Address 1: | 8700 DARBY LANE |
| City, State, Zip: | RIVER RIDGE, LA 701232902 |
| Officer: | CRUSE CONSULTING SERVICES, INC. |
| Title: | General Partner, Partner |
| Address 1: | 24 SHADY OAK LANE |
| City, State, Zip: | RIVER RIDGE, LA 70123 |

Amendments on File

No Amendments on file

Print